

July 9, 2020 Planning Board/Board of Adjustment Minutes

These minutes were approved at the September 10, 2020 meeting.

Mr. Ford called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. He announced that the Electronic Format used tonight complies with the Department of Community Affairs Regulations.

Members Present: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Dix, Mr. Pettit and Mr. Ford

Board Professionals Present: Atty. Mark Anderson. Engineer Robert Clerico, Planner Andrea Malcolm

Members Absent: Mr. Kastrud, Mr. Neary, Ms. Wardell and Mr. Kirkpatrick

Others Present: John Belden

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 16, 2020, as published in the Hunterdon County Democrat and January 15, 2020, as published in the Courier News. A copy of the notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Stothoff made a motion to approve the minutes of the March 26, 2020 meeting. Mr. Mazza seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Recognition of Jim Eschbach: On behalf of the Board, Mr. Ford recognized Mr. Eschbach for serving the Planning Board/Board of Adjustment for seven years. Secretary Kocher was asked to prepare a letter for Mayor Mazza to sign, thanking Mr. Eschbach his dedication and commitment.

Open Space and Recreation Plan: Mr. Ford asked Ms. Malcolm to give a brief overview of the proposal to prepare a revised Plan. Mr. Ford said an Advisory Committee has been formed. The Committee consists of Messrs. Ford, Stothoff, Page Stiger, and Jens Duerr (Recreation Committee) and a representative from UTEC. Other Planning Board Members may be added.

Memorialization of Resolutions:

- 1. Beylickjian: Block 29.02, Lot 1, 2 Stires Way:** Mr. Mazza made a motion to memorialize the Resolution. Mr. Pettit seconded the motion.

Vote: Ayes: Mr. Nace, Mr. Dix and Mr. Ford; No Nays

- 2. Dunham: Block 17, Lot 1.1, 1 Lakeview Lane: Echo Unit:** Mr. Dix made a motion to memorialize the Resolution. Mr. Stothoff seconded the motion.

Vote: Ayes: Mr. Dix, Mr. Stothoff, Mr. Mazza, Mr. Nace and Mr. Ford; No Nays

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Extension of Approvals:

1. **QuickChek Corporation: Block 22, Lots 39, 40 & 41, 170 and 172 Perryville Road:** Mr. Stothoff made a motion to grant an Extension of 190-days from July 9, 2020. Mr. Mazza seconded the motion.

Vote: Ayes: Mr. Stothoff, Mr. Mazza, Mr. Nace, Mr. Dix, Mr. Petitt and Mr. Ford; No Nays

2. **Union Township Board of Education: Block 21, Lots 7 and 7.01, 145 Perryville Road:** Mr. Stothoff made a motion to grant an Extension of 60-days from July 9, 2020. Mr. Nace seconded the motion.

Vote: Mr. Stothoff, Mr. Nace, Mr. Mazza, Mr. Dix, Mr. Petitt and Mr. Ford; No Nays

Informal: - Plushanski: Block 22.02, Lots 3 & 4, 39 & 41 Frontage Road: The applicant was not present. Mr. Ford referenced Ms. Malcolm's letter of June 5, 2020 providing comments on the concept plan.

Correspondence/Comments from the Public/Other Discussion: Mr. Ford announced that Mayor Mazza will be appointing John Belden as Board Member Alternate II at the July 15, 2020 Township Committee meeting.

Motion to Adjourn: Mr. Mazza made a motion to adjourn at 7:30 p.m. Mr. Stothoff seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary